



40 +/- Acres For Sale – | \$5,700,000 |
Parcels Can Be Subdivided

8561 Airport Blvd, Mobile, AL 36695
Next to Baker High School & Mobile Regional Airport

Mobile Regional Airport | MOB |

Airport Blvd +/-20,000 VPD

Air Terminal Road

Disclaimer

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PROPERTY OVERVIEW

- Pricing: \$5,700,000
- Total Land Area: 40 +/- Acres
- Parcels Can Be Subdivided to Fit a Buyer's Need - Call For Pricing
- Commercial Frontage on Airport Blvd Road Which Sees Over 20,000+ VPD
- Located Across the Street from Mobile Regional Airport (MOB)
- Located Down the Street From Baker High School, One of the Largest High Schools in the State of Alabama
- Located in West Mobile, a Rapidly Growing Submarket Fueled by Expanding Residential Communities

Herrington Realty is pleased to present an exclusive opportunity to purchase approximately 40 acres of land in West Mobile, Alabama, listed at \$5,700,000. This property offers direct frontage on Airport Blvd, which sees over 20,000 vehicles per day, providing excellent visibility and access for future commercial development. The site is located directly across the street from Mobile Regional Airport (MOB) and just down the road from Baker High School—one of the largest high schools in Alabama with over 3,000 students. This location benefits from consistent daily traffic from students, parents, faculty, airport employees, and travelers. The property can be subdivided as needed, call for pricing.

West Mobile is a rapidly growing submarket, fueled by expanding residential communities, strong public schools, and increasing demand for commercial services. With limited nearby retail and service options, the property presents a strong opportunity for commercial, mixed-use, or residential development. The combination of airport proximity, school zone visibility, and favorable demographics further supports the property's long-term value and development potential.





DEMOGRAPHIC SUMMARY

8561 Airport Blvd, Mobile, Alabama, 36608
Ring of 5 miles

KEY FACTS

102,797

Population



42,370

Households

37.3

Median Age

\$55,298

Median Disposable Income

EDUCATION

5.0%

No High School Diploma



26.7%

High School Graduate



32.2%

Some College/
Associate's Degree



36.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$68,506

Median Household Income



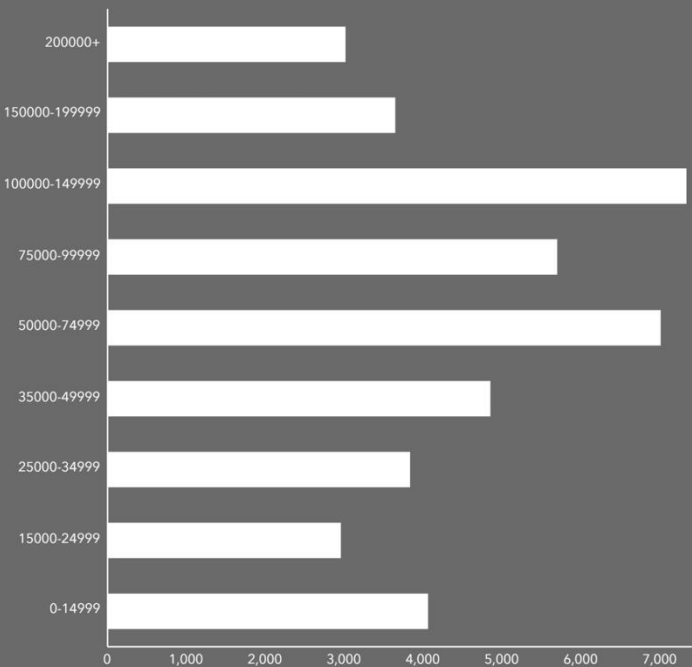
\$37,146

Per Capita Income

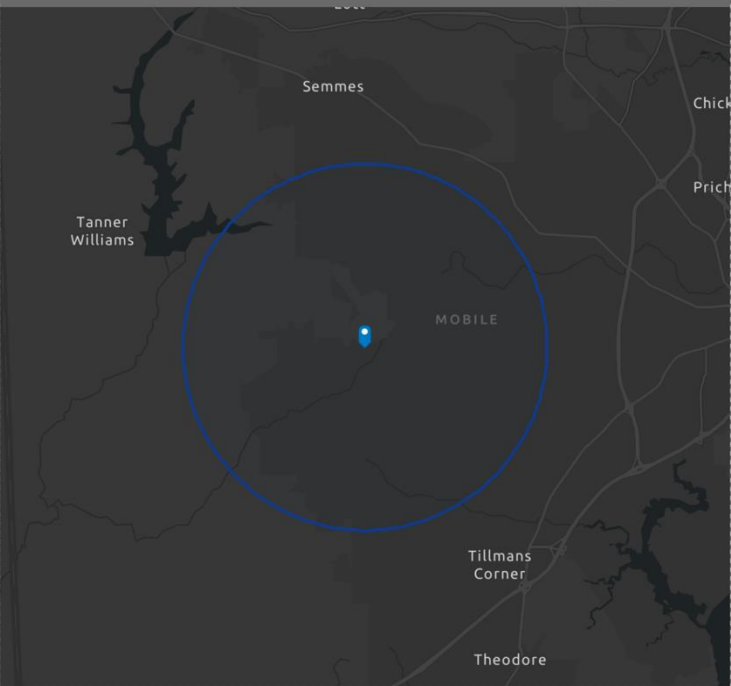


\$168,616

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

67.3%



Blue Collar

19.8%



Services

15.8%

3.4%

Unemployment Rate

West Mobile – Alabama

West Mobile, Alabama, is solidifying its position as a key retail and commercial hub within Mobile County. As one of the fastest-growing areas in the region, West Mobile benefits from steady residential expansion, strong public schools, and significant traffic along major corridors such as Airport Boulevard and Schillinger Road. Its strategic location near Mobile Regional Airport, large-scale schools like Baker High School, and established neighborhoods continues to drive demand for essential retail services, including grocery, dining, healthcare, and convenience retail. Developers and national tenants are increasingly targeting West Mobile due to its favorable demographics, household growth, and limited supply of quality commercial inventory. The retail real estate landscape in West Mobile is supported by consistent population growth and ongoing suburban housing development, which are fueling the need for new shopping centers, mixed-use projects, and freestanding retail pads. These trends create opportunities for necessity-based retail, quick-service restaurants, and service-oriented tenants that can serve both daily community needs and regional traffic.

From an economic development standpoint, West Mobile continues to benefit from infrastructure improvements, roadway expansions, and public investment in schools and utilities. These enhancements improve quality of life while also supporting commercial viability and long-term growth. As one of Mobile County's most dynamic submarkets, West Mobile offers a stable, high-traffic environment that makes it highly attractive for retailers, developers, and investors seeking strong fundamentals and long-term upside.